

Workforce Housing Reward Program

Notice of Funding Availability and Program Guidelines

Program Year 2006



Cover Photographs

Projects Funded by the Department of Housing & Community Development's Jobs Housing Balance Program

Antioch Marina Revitalization/Harbor Master's Building, Antioch, California
Churn Creek Road Fire Station, Redding, California, (Photo courtesy of Ed Jestes)
Valley View Park, Oakdale California

Department of Housing and Community Development

State of California



Arnold Schwarzenegger, Governor
Sunne Wright McPeak, Secretary,
Business, Transportation and Housing
Lynn L. Jacobs, Director, HCD



**STATE OF CALIFORNIA
ARNOLD SCHWARZENEGGER, GOVERNOR**

**BUSINESS, TRANSPORTATION
AND HOUSING AGENCY
Sunne Wright McPeak, Secretary**

**Department of Housing & Community Development
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Department of Housing and Community Development Workforce Housing Reward (WFH) Program

April 2006

WFH Program Guidelines

The Department of Housing and Community Development (Department) is pleased to release program guidelines for the third and final round of funding for the WFH Program. The WFH Program is an innovative program designed to encourage cities and counties to develop new residential housing while rewarding those jurisdictions that approve housing affordable to lower-income households and are in compliance with State housing element law.

The WFH Program was established pursuant to Chapter 482, Statutes of 2002 (see Attachment A), and funded through Proposition 46, the Housing and Emergency Shelter Trust Fund Act of 2002. This grant program does not use a competitive process to award funds; all cities and counties who meet the eligibility requirements will be funded.

The WFH Program awards grant funds on a per-bedroom basis for each residential unit affordable to very low- and low-income¹ households permitted during the program year (January 1 – December 31, 2006). The WFH Program provides funds for capital asset projects that benefit the community and add to the community's quality of life. To develop a livable and vibrant community, WFH Program funds can be used for a variety of projects including, for example, those related to public safety, infrastructure and parks/recreation. Effective uses of the grant funds that have garnered support for affordable housing are projects that also benefit the affordable housing projects and enhance the surrounding areas, such as nature walks, community centers, playground and recreational areas.

Funds available for the 2006 program year total \$23 million; \$20 million for the WFH Program and a \$3 million Jobs Housing Balance Incentive Grant (JHB) Program bonus funds for jurisdictions that received a JHB Program award in 2003 (see Attachment E for a listing of JHB grant recipients).

Grant calculations for the 2006 WFH Program year will be based on building permit activity beginning January 1, 2006 through December 31, 2006. The WFH Program application will be released in December of 2006, with an anticipated deadline for application submittal in March of 2007. Award announcements are planned for June 2007.

¹ California Health and Safety Code Sections 50079.5, 50105 and 50106 provide that the State limits for the low-, very low-, and extremely low-income categories will be the same as those in the equivalent levels established by the U.S. Department of Housing and Urban Development (HUD) for its Section 8 program. Sections 50079.5, 50105, and 50106 also direct the California Department of Housing and Community Development (Department) to publish the income limits, HUD released its new FY 2006/07 income limits effective February 11, 2006.

These program guidelines are intended to assist potential applicants in planning and preparing for the 2006 WFH Program year. Cities and counties are encouraged to attend workshops scheduled for July and August 2006 (see Attachment B for workshop notice). Additional information on preparing and submitting the WFH Program application and required documentation will be available at these workshops and posted on the Department's website (www.hcd.ca.gov/fa/whrp).

ELIGIBILITY

ELIGIBILITY THRESHOLD REQUIREMENTS

Only cities and counties are eligible to apply to the WFH Program. Applicants must meet all of the following threshold requirements for WFH Program eligibility:

1. Housing element compliance;
2. Annual Progress Report on the housing element submitted to the Department;
3. Building permit(s) for new affordable housing units issued during the calendar year 2006; and
4. Final land-use approval for qualifying units dated on or after January 1, 2004.

1. Housing Element Compliance

To be eligible for the 2006 WFH Program year, the housing element must have been **adopted by the jurisdiction's governing body and submitted to the Department by December 31, 2006**. If your adopted housing element is in compliance and has been submitted to the Department, you do not have to resubmit. The December 31, 2006 deadline is for those jurisdictions who have not adopted or received a compliance letter on a housing element. The Department must find the adopted housing element **in compliance**² pursuant to Government Code Section 65585. A jurisdiction's housing element compliance status is available on the Department's website at <http://www.hcd.ca.gov/hpd/hrc/plan/he/status.pdf> or by contacting the WFH Program representative for your region (see Attachment C).

2. Annual Progress Report on the Housing Element

Government Code Section 65400 requires every city and county to submit reports to the Department on the jurisdiction's progress in implementing the housing element. To qualify for the 2006 WFH Program funding cycle, an applicant must submit to the Department the Annual Progress Report (APR) required by Government Code Section 65400. For the purposes of the WFH Program only, the APR will be accepted through December 31, 2006. Charter cities are not exempt from this specific program requirement and must submit an Annual Progress Report to be eligible for the WFH Program.

² Only SANDAG jurisdictions who have self-certified pursuant to Government Code Section 65585.1 shall be considered to be fully eligible to participate in any program created by, or receiving funds through the Housing and Emergency Shelter Trust Fund Act of 2002 in an identical manner and to the same degree, as those local jurisdictions deemed in substantial compliance with the requirements of this article by the Department to Section 65585.

The report must cover either the prior calendar year (2005) or the July 2005-June 2006 fiscal year and detail the jurisdiction's progress towards meeting its regional housing needs allocation (RHNA) by income level, implementation of the housing element programs and mitigation of identified constraints (see Attachment D for the WFH Program sample report format).

Please be aware that the Department will not accept other reports³ in lieu of the APR. If you are uncertain of the APR submittal for your jurisdiction, please contact your area representative for more information.

3. Permits

Eligible housing units must have building permits issued on or after January 1, 2006 and meet the affordability requirements for very low- and low-income households. An eligible housing unit must meet the following Census Bureau definition:

“A house, an apartment, a mobile home or trailer, a group of rooms, or a single room that is occupied as a separate living quarters, or if vacant is intended for occupancy as a separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have a direct access from the outside of the building or through a common hall.”

4. Final Land-Use Approval

Per legislation for the WFH Program (see Attachment A), eligible housing units for all WFH Program funding rounds must have received the final land-use approval **on or after January 1, 2004**. For the 2006 round of the WFH Program, the final land-use approval for a building permit issued in 2006 may occur in calendar years 2004, 2005, or 2006, but **must occur prior to the issuance** of the building permit.

The final land-use approval for the purpose of the WFH Program is generally the last action by the city or county prior to or concurrent with the issuance of the building permit. For example, the final land-use approval can be the last action in the planning process that must be satisfied before the building permit can be issued. Evidence of final land-use approval includes, but is not limited to, the following: site plan, a plot and/or subdivision map, design review or plan check. Final land-use approval does not include amendments or changes to the project or development agreement.

³ For example, Housing Authority Financial Reports, Redevelopment Reports and other similar reports will not be accepted as meeting this requirement for WFH Program eligibility.

AFFORDABILITY REQUIREMENTS

The occupancy of eligible units must be for households whose incomes are within the published income limits for very low- or low-income households, pursuant to Health and Safety Code Sections 50079.5 and 50105, respectively. For the purpose of the WFH Program, the units shall be considered available at an affordable housing cost if the rent or housing payment is restricted by a regulatory agreement or deed restriction, and does not exceed amounts allowed by common federal or State housing assistance programs, as determined by the Department. Or, in the case of units with no public funds, evidence the unit is initially affordable to lower-income households.

Rental Units:

Eligible rental units must be subject to an affordability covenant or agreement recorded on the property that requires the owner to maintain rents on the restricted units at levels affordable to very low- or low-income households for at least 55 years. Please note that if the primary funding source for an affordable unit requires a shorter period of affordability, such as 30 years, the applicant must *further restrict* the eligible unit for a minimum of 55 years to be eligible for the WFH Program. Specifically, eligible projects must include:

- Affordable rents for very low-/low-income households⁴, and
- Covenants restricting occupancy to lower-income households and affordable rents for a minimum of 55 years.

Ownership Units:

Eligible units must be initially reserved for sale to a very low- or low-income household, and have resale or recapture restrictions for the public funds used to achieve the affordable housing for a period of not less than 20 years. The 20-year time period for ownership units (or 55 years for rental units) begins with the recording date of the instrument used to ensure repayment, typically a deed restriction.

If no public funds are used for an ownership unit affordable to a very low- or low-income household, the local jurisdiction may count the unit if it can demonstrate that the unit has been or will be initially sold to an income-eligible household.

All ownership units must be within the applicable sales price limits for new construction as published by the California Housing Finance Agency (CalHFA). The sales price limits can be obtained on the CalHFA website at <http://www.calhfa.ca.gov/homeownership/limits/index.htm>.

⁴Affordability in rents can be met with or without a subsidy to the tenant or to the unit; rents may be restricted by project or by unit.

In mixed-income developments, only those units that meet the WFH Program income and affordability requirements will qualify for an award. Housing units permitted in a commercial development that meet the eligibility requirements may be counted in this program, as well as second units or units that are converted from non-residential to residential uses.

REQUIRED DOCUMENTATION

Confirmation of the number of newly permitted units must be submitted with the application, as well as the bedroom count for each unit. For the purpose of the WFH Program, newly permitted units exclude rehabilitated units. However, conversions from commercial uses to residential housing and new construction to replace demolished housing units may be eligible. Applicants will be required to submit, (at a minimum), the following documents to the Department as part of the application:

- Copies of building permits for all eligible housing units applied towards the WFH Program grant award.
- Copies of the final land-use approval associated with each building permit.
- Documentation of the affordability deed restrictions or covenants associated with each eligible housing unit, including restriction by income level.
- Documentation showing the total number of bedrooms by income level for each eligible housing unit.

Documentation for building permits and final land-use approvals must have the date of approval. Documentation of affordability and bedroom counts must contain a project identifier, such as an assessor's parcel number (APN), address or other similar identifier that clearly ties the affordability and bedroom count documentation to the building permit and final land-use approvals. Potential applicants are encouraged to track building permits as they are issued throughout the year and document the affordability, bedroom counts and final land-use approvals of those units eligible for the WFH Program.

AWARD CALCULATION

AWARD CALCULATION

Twenty-three million of WFH Program funds (\$20 million for WFH Program applications and \$3 million for bonus awards to JHB grantees) are available for the 2006 program year.

Funds will be awarded on a per-bedroom basis for each newly permitted residential unit initially restricted to very low- and low-income households. Studio and efficiency units are counted as one bedroom.

Awards will be distributed on the following basis:

- \$1,500 per bedroom for each unit affordable to very low-income households, and
- \$1,000 per bedroom for each unit affordable to low-income households.

WFH Program Bonuses:

Jobs Housing Balance Incentive Grant (JHB) Program Bonus:

A \$200 bonus will be awarded for each very low- or low-income unit for those WFH Program applicants awarded a JHB grant award in 2003 (see Attachment E for a list of 2003 JHB recipients).

Regional Housing Needs Allocation (RHNA) Bonus:

Jurisdictions that have made significant progress in permitting the housing needed to meet the overall RHNA for their community will be eligible for a RHNA bonus award. To qualify for the RHNA bonus in the third round of WFH Program funding, eligible jurisdictions must have met a target percentage of their overall RHNA by the end of 2006. This target percentage equates to the number of years completed in each jurisdiction's respective planning cycle. The Department will calculate each jurisdiction's eligibility for the RHNA bonus award based on the overall number of building permits issued during the current planning period⁵.

All eligible applicants that have met the target RHNA percentage will receive additional funds per unit for units affordable to lower-income households. Although the progress in meeting RHNA goals includes units for all income levels, per-unit RHNA bonus awards will be made only for those units that meet the affordability requirements of the WFH Program.

⁵ Data obtained from the Construction Industry Research Board (CIRB).

Summary of RHNA Bonus Award:

- Applicant must meet the targeted number of new housing units relative to their total RHNA.
- RHNA bonus will be awarded on each WFH-eligible unit, for example:
 1. Very low-income unit - RHNA bonus of an additional \$250 per unit. The total WFH Program award for each very low-income unit, *including the RHNA bonus*, would be \$1,750.
 2. Low-income unit - RHNA bonus of an additional \$200.00 per unit. The total WFH Program award for each low-income unit, *including the RHNA bonus*, would be \$1,200.

ELIGIBLE USE OF FUNDS

Grant funds shall be used for the construction, rehabilitation or acquisition of capital assets, as set forth in Section 16727 of the Government Code. All projects must also demonstrate a benefit to the community. WFH Program grant funds may be used for the following types of projects:

1. *Costs to construct, rehabilitate, or acquire capital assets, meaning:*

- Physical property with an expected useful life of 15 years or more.
- Major maintenance, reconstruction, or demolition for purposes of reconstruction of facilities, and retrofitting work that is ordinarily done no more often than once every 5 to 15 years, or expenditures that continue or enhance the useful life of the capital asset.
- Equipment with an expected useful life of two years or more.

2. *Costs incidentally but directly related to the construction or acquisition of a capital asset are allowable.*

WFH Program grant funds can not be used however, for administrative costs of persons employed by the grantee, such as grant administration, or for other costs not directly related to the acquisition, rehabilitation or construction of a capital asset.

Examples of eligible projects that have been funded in prior rounds include neighborhood parks, bike paths, libraries, school facilities, play areas, community centers, police and fire stations and traffic or infrastructure improvements. Effective use of the funds from past funding rounds have been to connect the grant funds back to the affordable housing projects such as tot lots, community centers or park areas near or adjacent to the projects. For examples of capital asset projects that garnered support for affordable projects, call your area representative.

Successful WFH Program applicants will enter into a State Standard Agreement Contract for distribution of funds. WFH Program grant funds must be spent within three years from the date of the WFH Program award announcement. For example, in the third and final WFH Program grant round, awards announced in June 2007 must be spent by the grantee by June 2010.

ADDITIONAL INFORMATION

WFH Program Timeline:

- Workshops planned for July and August 2006 (see Attachment B for a schedule of workshops)
- Program year runs from January 1, 2006 to December 31, 2006
- Application anticipated to be released December 2006
- Application deadline anticipated for March 2007
- Awards expected to be announced in June 2007

The Department reserves the right, at its sole discretion, to suspend or amend the provisions of these Guidelines, including, but not limited to, grant award amounts. These Guidelines provide a summary of the WFH Program statute. For this reason, applicants are urged to carefully review the statute and the information contained in the Guidelines before submitting an application.

If the eligibility for WFH Program funds exceeds the amount of funding available in any round, the Department may reduce all grants proportionally, or in the event the JHB bonus is undersubscribed, the unused funds may be rolled over to the next program year award.

ATTACHMENT A
Workforce Housing Reward Program
Enabling Legislation
SB 423, Statutes of 2002 (continued)

SB 423: SECTION 1. Chapter 3.8 (commencing with Section 50550) is added to Part 2 of Division 31 of the Health and Safety Code, to read:

CHAPTER 3.8. WORKFORCE HOUSING REWARD PROGRAM

50550. There is hereby established the Workforce Housing Reward Program, to be administered by the department for the purpose of providing local assistance to cities, counties, and cities and counties that provide land use approval to housing developments affordable to very low and low-income households.

50550.1. (a) To the extent that funds are available, the department shall provide local assistance grants to a city, county, or city and county that issues a building permit for a housing development consisting of newly constructed units that are affordable to very low or low-income households if all of the following conditions are met:

(1) Final land use approval was granted to the development on or after January 1, 2004.

(2) (A) In the case of rental units, the development is subject to a regulatory agreement recorded against the property that obligates the owner to maintain rents on the restricted units at levels affordable to very low or low-income households for at least 55 years.

(B) In the case of ownership housing, units shall be initially sold to households of low or very low income at an affordable housing cost. If public funds are used to achieve an affordable housing cost, then upon the sale of an assisted unit to a low- or very low income household, the public entity shall ensure the repayment of the public funds and reuse of those funds for affordable housing for a period of at least 20 years. The proposed mechanism for restrictions of ownership units shall be consistent with criteria established by the department and specified in the Notice of Funding Availability.

(3) By the end of the 12-month period covered by the Notice of Funding Availability, the city, county, or city and county has an adopted housing element that the department has found pursuant to Section 65585 of the Government Code to be in substantial compliance with the requirements of Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7 of the Government Code and has submitted to the department the annual progress report required by Section 65400 of the Government Code within the preceding 12 months.

(b) For each year that funds are available, the department shall issue a Notice of Funding Availability to cover permits issued during a 12-month time period. The department shall accept applications at the close of the 12-month period. Grant amounts shall be determined as a per-bedroom incentive for each unit restricted for very low and low-income households. For the purposes of this section single-room occupancies and studio apartments shall be considered as one-bedroom units. The grant for very low income units shall be greater than the grant for low-income units. If the eligibility for funds exceeds the amount of funding available for this program, the department shall reduce all grants proportionally.

**Workforce Housing Reward Program
Enabling Legislation
SB 423, Statutes of 2002 (continued)**

(c) A city, county, or city and county that qualified for a grant from the Jobs-Housing Balance Incentive Grant Program pursuant to Section 50544 during the 2001 calendar year shall receive an additional amount of funds for each bedroom that qualifies under this section. The department shall determine the amount of the bonus grant to be awarded pursuant to this subdivision.

50550.2. (a) Grants provided pursuant to this chapter shall be used for the construction or acquisition of capital assets as set forth in Section 16727 of the Government Code that serve to benefit the community. Eligible projects include, but are not limited to, traffic improvements, neighborhood parks, bike paths, libraries, school facilities, play areas, community centers, and police and fire stations.

(b) The department may deny funding to any jurisdiction that it determines, based on reasonable evidence, failed to grant final land use approval for eligible developments on a timely basis between January 1, 2003, and January 1, 2004.

(c) The department shall adopt guidelines for the operation of the program. The guidelines shall not be subject to the requirements of Chapter 2.5 (commencing with Section 11340) of Part 1 of Title 2 of the Government Code.

SEC. 2. (a) Twenty-five million dollars (\$25,000,000) of the funds transferred to the Jobs-Housing Balance Improvement Account pursuant to paragraph (8) of subdivision (a) of Section 53533 of the Health and Safety Code shall be used to provide prorated grants to cities, counties, and cities and counties that qualified for funds from the Jobs-Housing Balance Incentive Grant Program pursuant to Section 50544 of the Health and Safety Code during the 2001 calendar year. Notwithstanding subdivision (c) of Section 50544 of the Health and Safety Code, the prorated grant amounts shall be only determined as a per-unit incentive weighted for high, medium, and low employment demand areas. Notwithstanding subdivision (a) of Section 50544 of the Health and Safety Code, grant funds shall be used for the construction or acquisition of capital assets as set forth in Section 16727 of the Government Code that serve to benefit the community.

(b) Sixty-five million dollars (\$65,000,000) of the funds transferred to the Jobs-Housing Balance Improvement Account pursuant to paragraph (8) of subdivision (a) of Section 53533 of the Health and Safety Code shall be used to provide local assistance grants pursuant to Chapter 3.8 (commencing with Section 50550) of Part 2 of Division 31 of the Health and Safety Code.

(c) Ten million dollars (\$10,000,000) of the funds transferred to the Jobs-Housing Balance Improvement Account pursuant to paragraph (8) of subdivision (a) of Section 53533 of the Health and Safety Code shall be used to provide bonus grants pursuant to subdivision (c) of Section 50550.1 of the Health and Safety Code.

**Workforce Housing Reward Program
Enabling Legislation
SB 423, Statutes of 2002 (continued)**

SEC. 3. This act shall become operative only upon approval by the voters of the Housing and Emergency Shelter Trust Fund Act of 2002, as enacted by Chapter 26 of the Statutes of 2002.

Partial excerpt of Government Code, Section 16727 (a) and (b) (specific to the use of bond funds)

Government Code 16727. Proceeds from the sale of any bonds issued pursuant to this chapter shall be used only for the following purposes:

(a) The costs of construction or acquisition of capital assets.

"Capital assets" mean tangible physical property with an expected useful life of 15 years or more. "Capital assets" also means tangible physical property with an expected useful life of 10 to 15 years, but these costs may not exceed 10 percent of the bond proceeds net of all issuance costs. "Capital assets" include major maintenance, reconstruction, demolition for purposes of reconstruction of facilities, and retrofitting work that is ordinarily done no more often than once every 5 to 15 years or expenditures that continue or enhance the useful life of the capital asset. "Capital assets" also include equipment with an expected useful life of two years or more. Costs allowable under this section include costs incidentally but directly related to construction or acquisition, including, but not limited to, planning, engineering, construction management, architectural, and other design work, environmental impact reports and assessments, required mitigation expenses, appraisals, legal expenses, site acquisitions, and necessary easements.

(b) To make grants or loans, if the proceeds of the grants or loans are used for the costs of construction or acquisition of capital assets.

ATTACHMENT B

Workforce Housing Reward Grant Program 2006 Workshop Schedule

The Department of Housing and Community Development's (Department) Division of Housing Policy Development (HPD) will present workshops on Workforce Housing Reward Grant Program (WFH Program) for the 2006 round of funding and discuss threshold and eligibility requirements, how to prepare the application, proposed timelines, and eligible uses of grant funds. WFH Program NOFA/Guidelines are available on the Department's website at www.hcd.ca.gov/ca/whrp/wfhguide.pdf. Unless otherwise noted, parking is available on-site. Please note that optional tours of successfully completed Jobs Housing Balance and Workforce Housing Reward projects or local affordable housing developments will be conducted on conclusion of selected workshops. The Department wishes to thank our gracious host cities/counties for all their assistance. (See last page for information on signing up for the workshops.)

Location	Date	Address
<input type="checkbox"/> Lindsay Tulare County	July 12, 2006 (Wednesday) 1:00p - 4:00p	Lindsay City Hall Community Development Conference Room 251 Honolulu Lindsay, CA 93247 (559) 562-7114 Diane Bucaroff
<input type="checkbox"/> Bakersfield Kern County	July 13, 2006 (Thursday) 1:00p - 4:00p	Bakersfield City Hall Council Chambers 1501 Truxtun Avenue Bakersfield, CA 93301 (661) 326-3765 Charles Webb
<input type="checkbox"/> Berkeley Alameda County	July 19, 2006 (Wednesday) 1:00p - 4:00p	Central Library 2090 Kittredge Street Berkeley, CA 94704-1427 (Parking garages between Shattuck and Center) BART Shattuck & Center (707) 825-2013 Wendy Cosin
<input type="checkbox"/> Sacramento County	July 21, 2005 (Friday) 1:00p - 4:00p	Old Florin School 8383 Florin Road Sacramento, CA 95828 (916) 381-0215 Holly Dallas

Location	Date	Address
<input type="checkbox"/> South Lake Tahoe Tahoe County	August 4, 2006 (Friday) 1:00p - 4:00p	Inn by the Lake 3300 Lake Tahoe Blvd South Lake Tahoe, CA 96150 (530) 542-0330 City of South Lake Tahoe (530) 542-6043 Patrick Conway
<input type="checkbox"/> Santa Cruz Santa Cruz County	August 10, 2006 (Thursday) 1:00p - 4:00p	Santa Cruz Community Room Santa Cruz Police Dept. 155 Center Street Santa Cruz, CA 95060 (831) 420-5272 Carol Scurich
<input type="checkbox"/> Redding Shasta County	August 16, 2006 (Wednesday) 1:00p- 4:00 p	Community Room Redding Civic Center 777 Cypress Avenue Redding, CA 96001 (530) 245-7136 Mark Christ
<input type="checkbox"/> Anaheim Orange County	August 23, 2006 (Wednesday) 1:00p - 4:00p	Gordon Hoyt Conference Center City Hall West 201 S. Anaheim Blvd Anaheim, CA 92805 Adjacent parking structure (714) 765-4335 Eduardo Hernandez
<input type="checkbox"/> San Marcos San Diego County	August 24, 2006 (Thursday) 1:00p - 4:00p	Community Center Dining Room 3 Civic Center Drive San Marcos, CA 92069 (Park in multi-store structure second floor or higher) (760) 744-1050 Karl Schwarm

WFH Workshop Registration

Please check the appropriate box to indicate the workshop your representative(s) will be attending and fill out the information below. Please send to: Margaret Murphy, HCD/HPD, 1800 3rd Street, Room 430, Sacramento, CA 95814, or fax (916 327-2643) or e-mail (mmurphy@hcd.ca.gov).

We look forward to your participation in the workshops. Send in writing any questions you want to have covered in the workshops.

- ☐ Lindsay
- ☐ Bakersfield
- ☐ Berkeley
- ☐ Sacramento County
- ☐ South Lake Tahoe
- ☐ Redding
- ☐ Anaheim
- ☐ San Marcos

Total # of Attendees: _____

Name(s)/Title(s): _____

Jurisdiction: _____

Address: _____

City/Zip: _____

Phone: (____) _____ E-mail Address: _____

ATTACHMENT C

Workforce Housing Reward Program Representatives by County

Linda Nichols, Program Manager @ (916) 323-3175 or lnichols@hcd.ca.gov

Program Representatives

Representative	Region	Phone Number	E-Mail
Mardy Murphy	Rural Northern California, Northern Central Valley	(916) 445-5888	mmurphy@hcd.ca.gov
Anda Draghici	Southern California	(916) 323-7271	adraghic@hcd.ca.gov
Jennifer Seeger	Bay Area, Sacramento Area	(916) 322-4263	jseeger@hcd.ca.gov
Robert Smith	South Central Valley, Central Coast, Inland Empire	(916) 445-4728	rosmith@hcd.ca.gov

***Program Representatives by County**

Robert Smith	Margaret Murphy		Anda Draghic	Jennifer Seeger
Fresno	Alpine	Nevada	Imperial	Alameda
Inyo	Butte	Placer	Los Angeles	Amador
Kern	Calaveras	Plumas	Orange	Contra Costa
Kings	Colusa	Shasta	San Diego	El Dorado
Madera	Del Norte	Sierra	Santa Barbara	Lake
Monterey	Glenn	Siskiyou	Ventura	Marin
Riverside	Humboldt	Sutter		Mendocino
San Benito	Lassen	Tehama		Napa
San Bernardino	Mariposa	Trinity		Sacramento
San Luis Obispo	Merced	Tuolumne		San Francisco
Stanislaus	Modoc	Yuba		San Joaquin
Tulare	Mono			San Mateo
				Santa Clara
				Santa Cruz
				Solano
				Sonoma
				Yolo

*Please note the representative County assignments are based on the number of applications received from each area and may change for contract administration purposes.

ATTACHMENT D

Sample WFH Annual Progress Report on Implementation of the Housing Element General Plan Report requirement pursuant to Section 65400 of the Government Code

Jurisdiction: _____

Address: _____

Contact: _____ Title: _____

Phone: _____ Email: _____

Report Period: _____

The following information should be included in the report:

A. Progress in meeting Regional Housing Need.

1. Total number of new housing permits issued.
2. Describe the affordability, by income level, of new units including the number of deed restricted affordable housing units.
3. Compare units added to regional housing need allocation by income category (very low, low, moderate, and above moderate).

B. The effectiveness of the housing element in attainment of the community's housing goals and objectives.

1. Include a program-by-program status report relative to implementation schedule from each program in the housing element; describe actions taken to implement each program.
2. Assess effectiveness of actions and outcomes.

C. Progress toward mitigating governmental constraints identified in the housing element.

1. Include information on actions taken to mitigate identified constraints.
2. The annual progress report should indicate if no constraints were identified in the housing element.

ATTACHMENT E

Jobs Housing Balance Program (JHB) Grant Recipients in 2003

JHB Recipients by County		
County of Alameda	County of Kern	County of Mendocino
City of Albany	City of Bakersfield	County of Mendocino
City of Berkeley	City of Taft	County of Merced
City of Emeryville	City of Wasco	City of Atwater
City of Oakland	County of Kings	City of Merced
County of Butte	City of Hanford	County of Mono
Town of Paradise	County of Kings	City of Mammoth Lakes
County of Contra Costa	County of Lake	County of Mono
City of Antioch	County of Lake	County of Nevada
City of Brentwood	County of Lassen	County of Nevada
City of San Pablo	County of Lassen	County of Orange
County of El Dorado	County of Los Angeles	City of Brea
County of El Dorado	City of Azusa	City of Cypress
County of Fresno	City of Burbank	City of Fullerton
City of Clovis	City of Diamond Bar	City of Los Alamitos
City of Fowler	City of El Segundo	County of Orange
County of Fresno	City of Glendale	City of San Clemente
City of Kingsburg	City of Huntington Park	City of Stanton
City of Mendota	City of Lancaster	County of Placer
City of Sanger	City of Long Beach	City of Colfax
County of Humboldt	City of Los Angeles	City of Lincoln
County of Humboldt	City of Palmdale	County of Plumas
County of Imperial	City of Pomona	County of Plumas
City of Calexico	City of Signal Hill	County of Sacramento
City of El Centro	County of Madera	City of Galt
City of Imperial	City of Madera	City of Sacramento
County of Inyo	County of Madera	County of Sacramento
County of Inyo		

ATTACHMENT E

Jobs Housing Balance Program (JHB) Grant Recipients in 2003

JHB Recipients by County (continued)		
County of San Benito	County of Shasta	County of Yolo
City of San Juan Bautista	City of Anderson	City of West Sacramento
County of San Bernardino	City of Redding	City of Winters
City of Chino	County of Shasta	
City of Ontario	City of Shasta Lake	
City of Victorville	County of Siskiyou	
County of San Diego	City of Dorris	
City of Chula Vista	City of Yreka	
City of La Mesa	County of Solano	
City of National City	City of Vacaville	
City of Oceanside	County of Sonoma	
City of San Marcos	City of Rohnert Park	
City of Vista	City of Santa Rosa	
County of San Luis Obispo	County of Stanislaus	
County of San Luis Obispo	City of Ceres	
County of San Mateo	City of Hughson	
City of Belmont	City of Modesto	
City of East Palo Alto	City of Oakdale	
City of Foster City	City of Riverbank	
County of Santa Barbara	City of Waterford	
City of Santa Barbara	County of Sutter	
City of Santa Maria	City of Yuba City	
County of Santa Clara	County of Tulare	
City of Mountain View	City of Visalia	
City of Santa Clara	County of Ventura	
County of Santa Cruz	City of Port Hueneme	
City of Santa Cruz		
City of Scotts Valley		